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# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

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## **AGENDA**

### **HISTORIC SITE BOARD**

### **February 27, 2006**

### **Final**

#### **ADMINISTRATIVE ITEMS**

#### **ITEM 1 – ADMINISTRATIVE**

##### **A. Board Administrative Matters and General Information**

- Excused Absences
- Other General Information

##### **B. Conflict of Interest Declaration**

##### **C. Approval of January 23, 2006 Board Minutes**

##### **D. Reports:**

- Update on demolition permit process
- Kenwood Avenue Project – potentially significant site on vacant lot
- Julian Historic District update – Letter to Julian Chamber of Commerce from Dianne Jacob, Supervisor, District 2

##### **E. Announcements**

- California Preservation Conference, Sacramento April 20-22, 2006
- San Diego County Archaeological Society meeting February 28, 2006: Ken Hedges: Rock Art Hall of Fame
- SOHO's Craftsman and Spanish Revival Weekend, March 10-12, 2006

#### **ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS**

##### **A. Public Comment**

**B. Presentations:** Vicki Estrada, member of the Historic Site Board will present: *The Historic American Landscape Survey (HALS)*. Historic landscapes are special places. They are important touchstones of national, regional, and local identity. They foster a sense of community and place. Historic landscapes are also fragile places. They are affected by the forces of nature, and by commercial and residential development, vandalism and neglect. They undergo changes that are often unpredictable and irreversible. For these reasons and for the benefit of future generations, it is important to document these places. (Note: Additional background information on HALS is attached.)

**C. County Department of Parks and Recreation Update:** Dr. Lynne Christenson

### **ACTION ITEMS**

#### **ITEM 3 – JOHN B. AND BESSIE CUSHMAN HOUSE MAA02-004W<sup>2</sup>**

**Applicant:** Art and Deborah Gruen

**Location:** APN 265-062-09; 2355 La Crescenta, Rancho Santa Fe

**Description:** The John B. and Bessie Cushman House is a one and two story Spanish Colonial Revival stucco style house. A modern, large two-car detached garage is located to the south of the house, and a pool and cabana are located west. The house, designed by Lillian Rice and built in 1927, is associated with Bessie Cushman, the founder of the Rancho Santa Fe Book Club, the oldest club in Rancho Santa Fe. The Historic Site Board approved recommending historic listing August 19, 2002 and participation in the Mills Act October 21, 2002. On February 28, 2005, the Board considered a request from the property owners for a modification to expand the living area and to replace the garage. This modification was approved by the board. with reservations mainly concerning the realignment of the original circular driveway. Following the Board approval and after further considerations, the owners were not satisfied with the architectural proposal and hired a new architect to redesign the changes. The revised plans are now ready for review by the Board.

The property owners, the Gruen's, have a family with four young children and wish to remodel and add-on to the existing residence. All architectural detailing will match the existing original residence.

**Today's Action:** Recommend approval of the John B. and Bessie Cushman House modifications and site plans.

**Staff Recommendation:** Staff recommends approval of this modification.

### **DISCUSSION ITEMS**

#### **ITEM 4 – CAMP LOCKETT UPDATE**

**Description:** Camp Lockett continues to be an exciting and challenging resource to manage. It is time to give the Historic Site Board an update on what is happening there.

Several repair projects are underway or planned. Plus, the County Parks project to get the district nominated for the National Register is moving forward, as is the Park Concept Plan. Lynne Newell Christenson Ph.D. will open the discussion on the repair projects and the National Register nomination. County Parks looks forward to suggestions and guidance from the board on these matters.

## **OTHER**

### **ITEM 5 – FUTURE AGENDA ITEMS**

- Next meeting will take place on Monday, March 20, 2006

### **ITEM 6– ADJOURNMENT**

See following page for background information about the presentation.

## Historic American Landscape Survey (HALS)

### Background Information

On July 23, 1934, the National Park Service, Library of Congress and the American Institute of Architects (AIA) established the Historic American Buildings Survey (HABS) to administer a long-range plan to comprehensively document historic American architecture. Since its establishment, over 28,000 structures have been documented through measured drawings, written histories and large-format photography, and made publicly available through the Library of Congress.

Growing out of HABS, on January 10, 1969, the Historic American Engineering Record (HAER) was established for the identification and recording of sites, structures, and objects significant in the history and development of engineering and industry in the United States. With a similar documentation process of measured and interpretive drawings, written histories and large-format photography, HAER has documented, and made publicly available through the Library of Congress, information on over 7,500 engineering and industrial sites and processes.

Just as documentation has expanded from strictly buildings to engineering sites and processes, it is natural to further broaden recording efforts to include landscapes. With the growing vitality of landscape history, preservation and management, proper recognition for historic American landscape documentation must be addressed. In response to this need, the American Society of Landscape Architects Historic Preservation Professional Interest Group worked with the National Park Service to establish a national program. Hence, in October 2000 the National Park Service permanently established the Historic American Landscapes Survey (HALS) program for the systematic documentation of historic American landscapes.

To date there has been no national program overseeing the quality, content and standards for historic landscape documentation. Although the establishment of the Historic American Landscapes Survey by the National Park Service is very significant, it is merely a first step. To further implement the program, a Memorandum of Understanding has been established between the American Society of Landscape Architects (ASLA), the National Park Service (NPS), and the Library of Congress (LOC).

The intent of the Historic American Landscapes Survey (HALS) is to document significant historic landscapes throughout the country via measured drawings, large-format photography, written narrative and other documentation techniques. HALS will document the dynamics of landscapes not already seen in the existing HABS/HAER program models. Because this is a new program, many of the details have not been finalized. Concerns to be addressed include permanent funding, project selection criteria, partnerships, documentation process and techniques, etc.

### Why is HALS Necessary?

Historic landscapes are special places. They are important touchstones of national, regional, and local identity. They foster a sense of community and place. Historic landscapes are also fragile places. They are affected by the forces of nature, and by commercial and residential development, vandalism and neglect. They undergo changes that are often unpredictable and irreversible. For these reasons and for the benefit of future generations, it is important to document these places.